

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.** Special Permit #1948

**DATE:** December 14, 2001

**PROPOSAL** Cricket Wireless is proposing a 156' tall tower collocatable for up to three carriers, within a 50' x 50' fenced compound capable of also accommodating the associated equipment shelters.

**LAND AREA:** Approximately 14.07 acres.

**CONCLUSION:** The Lincoln Memorial Park Cemetery is large enough to accommodate moving the proposed tower onto land designated for future cemetery use and out of an area designated as future urban residential. It is recommended that the application be deferred to allow time for the applicant to find a more suitable location.

<b><u>RECOMMENDATION:</u></b>	Deferral
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### **GENERAL INFORMATION**

**LEGAL DESCRIPTION:** Outlot D, The Ridge 13<sup>th</sup> Addition, Lancaster County, Nebraska.

**LOCATION:** Northwest of Pine Lake Road and Hazel Scott Drive

**OWNER:** Lincoln Memorial Park Cemetery Association  
6800 S. 14<sup>th</sup> Street  
Lincoln, NE 68506

**APPLICANT:** Cricket Nebraska Property Company  
6655 South Lewis Avenue, Suite 200  
Tulsa, OK 74136

**CONTACT:** Harvey Cooper  
Abraham Kaslow, and Cassman  
8712 West Dodge Road Suite 300  
Omaha, NE 68114

**EXISTING ZONING:** R-1 Residential District

**EXISTING LAND USE:** Vacant

### **SURROUNDING LAND USE AND ZONING:**

North	Vacant, Single-family Residential	R-1
South	Vacant	R-1
East	Single-family Residential, Middle School	R-1
West	Cemetery	R-1, AG

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan designates this area as Urban Residential. The following goals from the Comprehensive Plan are applicable:

1. Chapter III (A) pg. 37 - Goal #1 - Maximize opportunities for planned urban development which are sensitive to the natural qualities of the area, including land uses efficiently served by a balanced and energy efficient transportation system and community services and facilities.
2. Chapter V (H) pg. 149 - Goal #1 - Continue to assure that Lincoln and Lancaster County are fully served by development of the "Information Superhighway".

## **ANALYSIS**

### **OVERVIEW:**

This request proposes a 156' tall monopole designed to accommodate Cricket's antennas and two additional carriers. It is located within a 50' x 50' compound where the ground-based equipment shelters will also be located. Per design standards, trees and shrubs will be planted to help screen the base of the facility.

### **STANDARDS FOR EVALUATION:**

#### **Conformity with Comprehensive Plan.**

1. The Lincoln Memorial Park Cemetery Association owns four parcels of land northeast of the intersection of South 14<sup>th</sup> Street and Pine Lake Road - Lot 59; Lot 66; Lot 78; and Outlot D, The Ridge 13<sup>th</sup> Addition (see attached zoning and vicinity map prepared by the Planning Department). The Comprehensive Plan calls for urban residential land uses on Association-owned Lot 59 and Outlot D, and the surrounding residential areas. Hazel Scott Middle School, and Lincoln Memorial Park Cemetery Lots 59 and 66 are designated as public.

The proposed siting of the tower is on Outlot D. This outlot and Lot 59 were both included in the preliminary plat of The Ridge. This plat showed residential development on these lots, consistent with what has been final platted in the area. The proposed site of this tower is shown in the middle of a street in what would be a single-family residential neighborhood on that preliminary plat. Given that the Comprehensive Plan and the preliminary plat call for residential development on these lots, this location for a tower is not compatible and it must be relocated.

#### **Preference of site location in accordance with Chapter 27.68.080.**

2. This application is considered a sensitive location under Lincoln Municipal Code (LMC) Section 27.68.080(c) - a site in an area with predominantly residential uses.

#### **Compatibility with abutting property and land uses.**

3. This application is not compatible with future land use at the proposed location. However, there are areas on Lots 66 and 78 where the tower could be sited and maintain an adequate separation from residential uses, and be consistent with the scale of development found at large, open semi-public spaces such as the cemetery.

**Adverse impacts such as visual, environmental or noise impacts.**

4. The tower is sited in a small swale near an intermittent tree line between Outlot D and Lot 59. However, at this location there is a break in the tree line which affords an unobstructed view of the tower from the homes closest to the proposed site, those directly north. Moving the tower a few hundred feet to the west onto Lot 78 would allow the tower to make use of the natural screen provided by the trees along west property line of Lot 66. Such a location would also increase the separation to existing residences, be in an area designated as public in the Comprehensive Plan, and allow for a shorter pole to be used because of the increase in elevation (although the top of tower will be at the same elevation).

In consideration of surrounding residences, antennas should be designed to present the minimum silhouette possible. For this reason, the typical triangular, platform-type antenna array shown on the plans must not be permitted on this tower. Allowed antennas should be limited to those that are either flush-mounted, or those where each antenna panel is attached by an individual arm.

**Availability of suitable existing structures for antenna mounting.**

5. There is an existing 150' tall monopole at the LES substation located south of DuTeau Chevrolet at South 27<sup>th</sup> Street and Porter Ridge Road. This tower already supports three carriers, and according to Cricket it is structurally incapable of supporting another. There are no buildings or other existing structures in the area tall enough to accommodate the coverage requirements of Cricket.

**Scale of facility in relation to surrounding land uses.**

6. Generally, the intersections of either South 14<sup>th</sup> or South 27<sup>th</sup> Streets and Pine Lake Road are acceptable locations due to the public or commercial uses found there. Additionally, there is the existing tower mentioned previously at the LES substation. However, care must be exercised in siting towers in this area due to the proximity of adjacent residential neighborhoods. The site of the proposed tower provides as much or more separation from residences as any potential site near the commercial development at South 27<sup>th</sup> Street and Pine Lake Road.

**Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.**

7. There is no negative impact on views, vistas, or historic structures/districts.

**Color and finish.**

8. The tower will have a galvanized finish consistent with LMC 27.68.100.

**Ability to collocate.**

9. The tower is designed for collocation and can accommodate two additional carriers.

**Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.**

10. There are a few existing trees in an intermittent tree line along the north property line of Outlot D, but they do not provide any screening from the closest residences which are those to the north. Additional trees and shrubs will be planted according to design standards to help screen the base of the tower and the ground-based equipment in the fenced compound.

**Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.**

11. The preferred locations in the search ring include the commercial areas at South 27<sup>th</sup> & Pine Lake Road (South Pointe Pavillions, Shopko Center, and South Ridge Crossing), and the tower at the LES substation. According to the applicant, the only potential lease sites near these commercial developments are around the perimeter in proximity to planned or existing residential development. As noted earlier, the existing tower at the LES substation cannot accommodate another carrier.

Hazel Scott Middle School is a limited preference site. However, the school is adjacent to existing residences and does not provide the separation of the proposed site. Additionally, due to the change in elevation between the proposed site and the school, a taller tower would be needed if located at the school.

**CONDITIONS**

The Planning Department recommends that this application be deferred to allow time for the applicant to find a more suitable location - one that is not in an area proposed for future residential development. However, if after a public hearing the Planning Commission chooses to approve it as submitted, the following conditions are applicable:

1. Site Specific:
  - 1.1 This approval authorizes a 156' tower in a 50' x 50' compound that also houses the ground-based equipment cabinets, all capable of accommodating two additional carriers consistent with the site plan submitted for a period of 15 years.
  - 1.2 Typical triangular platform-type antenna arrays are not allowed on the monopole.
2. General:
  - 2.1 Prior to issuance of building permits:
    - 2.1.1 A structural design analysis prepared by a licensed Nebraska engineer must be approved by the City showing structural integrity sufficient for three carriers.
    - 2.1.2 A surety in an amount sufficient to guarantee removal of the applicant's facilities must be approved by the City Attorney.

3. Standard:

3.1 The following conditions are applicable to all requests:

3.1.1 Before operating this personal wireless facility, all development and construction is to comply with the approved plans.

3.1.2 The personal wireless service provider shall comply at all times with the current applicable FCC and FAA standards and regulations, and any of those of other agencies of the federal government with authority to regulate towers and antennas.

3.1.3 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner.

3.1.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

3.1.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

3.1.6 The permittee shall, within 10 days of written demand, reimburse the City for all direct and indirect costs and expenses as provided in Section 27.68.090, in connection with the issuance and review of this permit.

3.1.7 As a part of this approval, the permittee agrees that the permittee, successors and assigns shall, at its sole cost and expense, indemnify and hold harmless the City, its officers, officials, boards, commissions, agents, representatives, and employees against any and all claims, suits, losses, expenses, causes of actions, proceedings, and judgements for damage arising out of, resulting from, or alleged to arise out of or result from the construction, operation, repair, maintenance or removal of the provider's facilities. Indemnified expenses shall include, but not be limited to, all out-of-pocket expenses, such as costs of suit and defense and reasonable attorney fees, and shall also include the reasonable value of any services rendered by the City Attorney's office and any employees of the City and any consultants retained by the City.

3.1.8 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant.

Prepared by:

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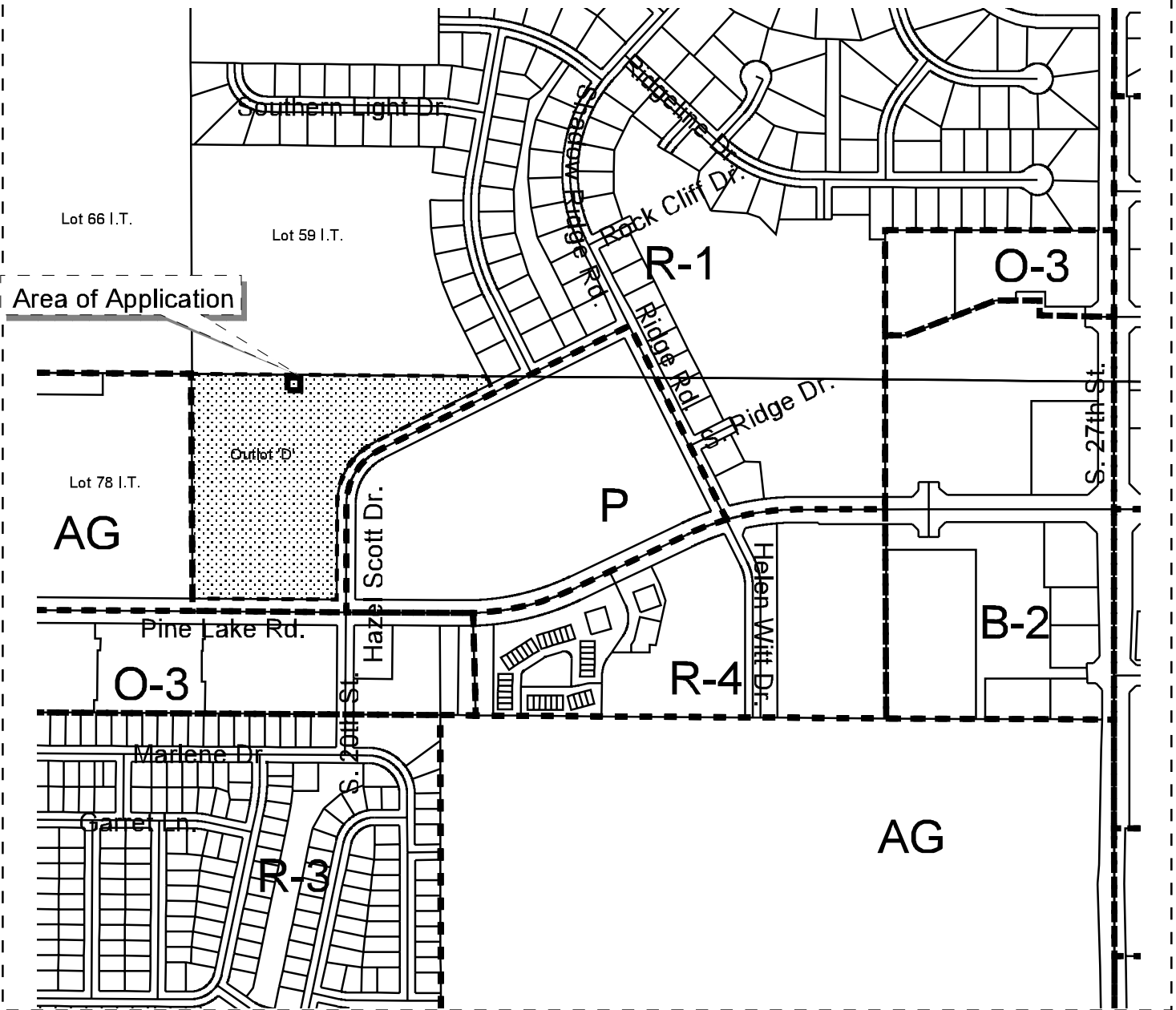
Brian Will, AICP



**Special Permit #1948**  
**Pine Lake Rd & Hazel Scott Dr.**



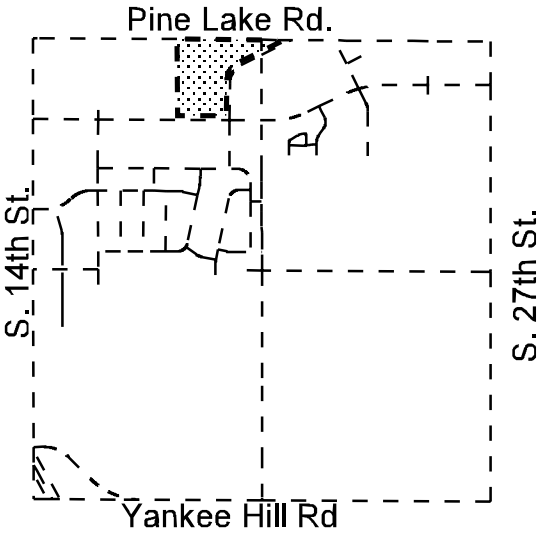
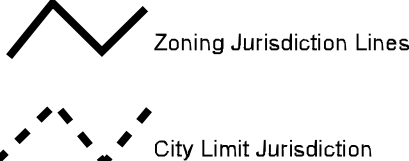
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# **Special Permit #1948** **Pine Lake Rd & Hazel Scott Dr.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 24 T9N R6E



# cricket™

Comfortable Wireless



Lucent Technologies  
Bell Labs Innovations

## SOUTH POINTE PAVILLION

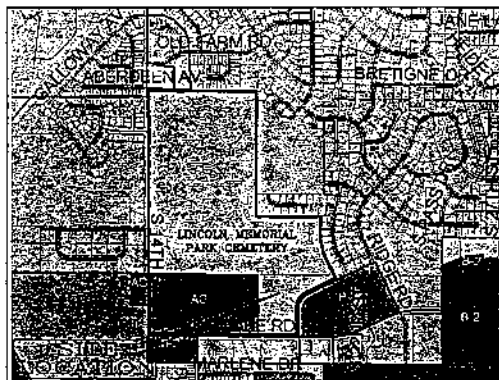
6700 S 14TH STREET

LINCOLN, NE 68512

LATITUDE: N 40° 44' 27.3" LONGITUDE: W 96° 41' 38.8"

### LIN-023C

PROPOSED MONOPOLE



VICINITY MAP

FROM EPPLEY AIRFIELD TAKE ABBOTT DRIVE NORTH TO STORZ EXPRESSWAY. TAKE STORZ EXPRESSWAY WEST TOWARDS HWY 76. TAKE HWY 76 SOUTH TO I-480 W. TAKE I-480 W WEST TOWARDS LINCOLN. TAKE THE 27TH STREET EXIT AND HEAD SOUTH. TURN RIGHT ONTO PINE LAKE ROAD AND HEAD WEST. TURN RIGHT ONTO HAZEL SCOTT DRIVE AND GO TO SITE ON LEFT.

DRIVING DIRECTIONS

TAX ID NUMBER: 09-13-300-010-000

THIS IS AN APPLICATION TO DEVELOP:

AN UNMANNED PCS FACILITY CONSISTING OF PCS EQUIPMENT, CONNECTING CABLES, AND DIRECTIONAL ANTENNAS. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE PCS ANTENNAS WILL PROVIDE CLEAR AND RELIABLE WIRELESS COMMUNICATIONS WITHIN THE SURROUNDING AREAS. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE SHOULD BE DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE WIRELESS COMMUNICATIONS AT THIS LOCATION.

#### PROJECT DESCRIPTION

Nebraska Digger's Hotline  
Call (3) Working Days Before You Dig!  
1-800-331-5666

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

SHEET	DESCRIPTION
T-1	TITLE PAGE
C-1A	SITE SURVEY
C-1B	SITE SURVEY
C-2	DETAILED SITE PLAN
C-3	EQUIPMENT ORIENTATION ON PAD
C-4A	EASTWEST TOWER ELEVATIONS
C-4B	NORTHSOUTH TOWER ELEVATIONS
C-5	GRADING PLAN
C-6	EROSION CONTROL DETAILS
C-7	FENCE DETAILS AND NOTES
C-8	LANDSCAPING PLAN

#### SHEET INDEX

TITLE	SIGNATURE	DATE
RF ENGINEER		
ZONING APPROVAL		
SITE ACQUISITION		
LUCCENT MANAGER		
LUCCENT CONSTR. MGR.		
CRICKET CONSTR. MGR.		
PROPERTY OWNER		

#### APPROVAL LIST

#### PROJECT SUMMARY

LANDLORD:	LINCOLN MEMORIAL PARK CEMETERY PO BOX 11250 NEW ORLEANS, LA 70181
APPLICANT/ OWNER:	CRICKET COMMUNICATIONS 10846 OLD MILL ROAD SUITE 1 OMAHA, NE 68154
FIELD CONSTRUCTION MANAGER:	LUCCENT TECHNOLOGIES 10846 OLD MILL ROAD OMAHA, NE 68154 402-334-4758
INDEPENDENT CONTRACTOR:	SUBJECT TO BID
ENGINEERING PRIME CONSULTANT:	LAMP RYNEARSON & ASSOCIATES 14710 W. DOODGE RD, STE. 100 OMAHA, NE 68154 PH. # (402) 436-2498
SURVEYOR:	LAMP RYNEARSON & ASSOCIATES 14710 W. DOODGE RD, STE. 100 OMAHA, NE 68154 PH. # (402) 436-2498
SITE ACQUISITION:	CINNABAR 301 P STREET, SUITE 210 LINCOLN, NE 68508 402-435-0059
RF ENGINEER:	LUCCENT TECHNOLOGIES 10846 OLD MILL ROAD OMAHA, NE 68154 402-334-4758
ZONING:	CINNABAR 301 P STREET, SUITE 210 LINCOLN, NE 68508 402-435-0059
JURISDICTION:	CITY OF LINCOLN 855 S 10TH STREET LINCOLN, NE 68502
ELECTRIC COMPANY:	LINCOLN ELECTRIC SYSTEM 1040 14TH STREET LINCOLN, NE 68502 (402) 436-7070
TELEPHONE COMPANY:	ALLTEL COMMUNICATIONS 1440 14TH STREET LINCOLN, NE 68508 (402) 475-4211

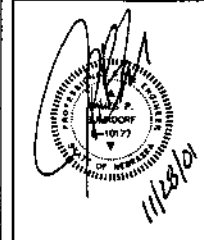
**cricket™**  
Comfortable Wireless  
10846 OLD MILL ROAD SUITE 1  
OMAHA, NE 68154

Lucent Technologies  
Bell Labs Innovations

LAMP RYNEARSON & ASSOCIATES INC.

DRAWN BY: MAP  
CHECKED BY: JPB

DATE	DESCRIPTION	REV
11/28/01	ZONING	0



PROJECT NO.  
LIN-023C

SITE NAME

SOUTH POINTE  
PAVILLION

SHEET TITLE

TITLE PAGE

SHEET NUMBER

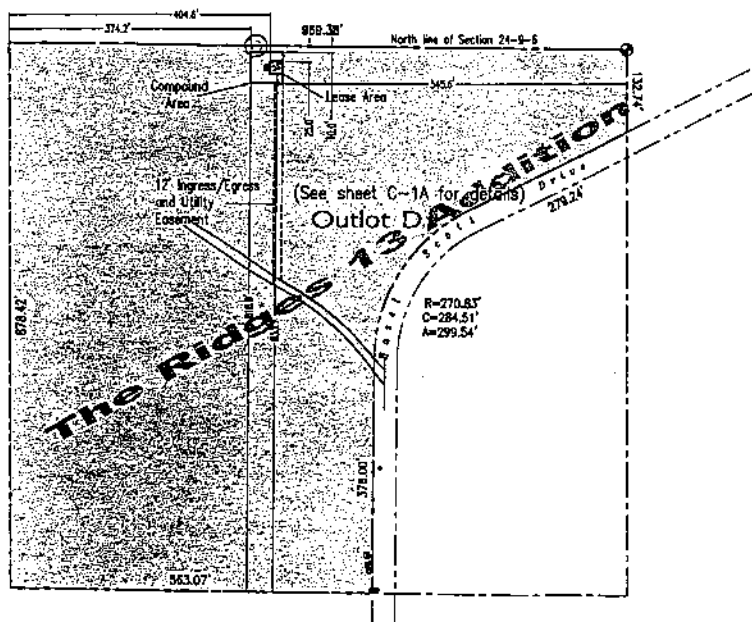
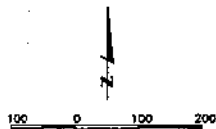
T-1

REVISION:

JOB NO.

21035-84

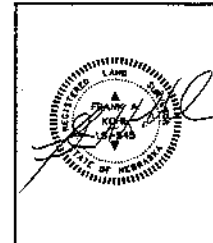




# PARENT LEGAL DESCRIPTION

Outlot D, THE RIDGES 13TH ADDITION, a subdivision as surveyed, plotted and recorded in Lancaster County, Nebraska.

SUBMITTALS		
DATE	DESCRIPTION	REV
10/30/01	CONSTRUCTION REVISION	0



PROJECT NO.  
LIN-023C

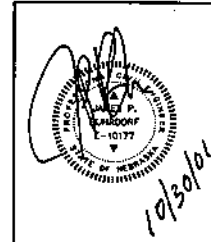
SITE NAME  
SOUTH POINTE PAVILLION

SHEET TITLE  
SITE SURVEY

SHEET NUMBER	REVISION
C-1B	JOB NO. 01833.34



DRAWN BY:	CHECKED BY:
MAF	JPB

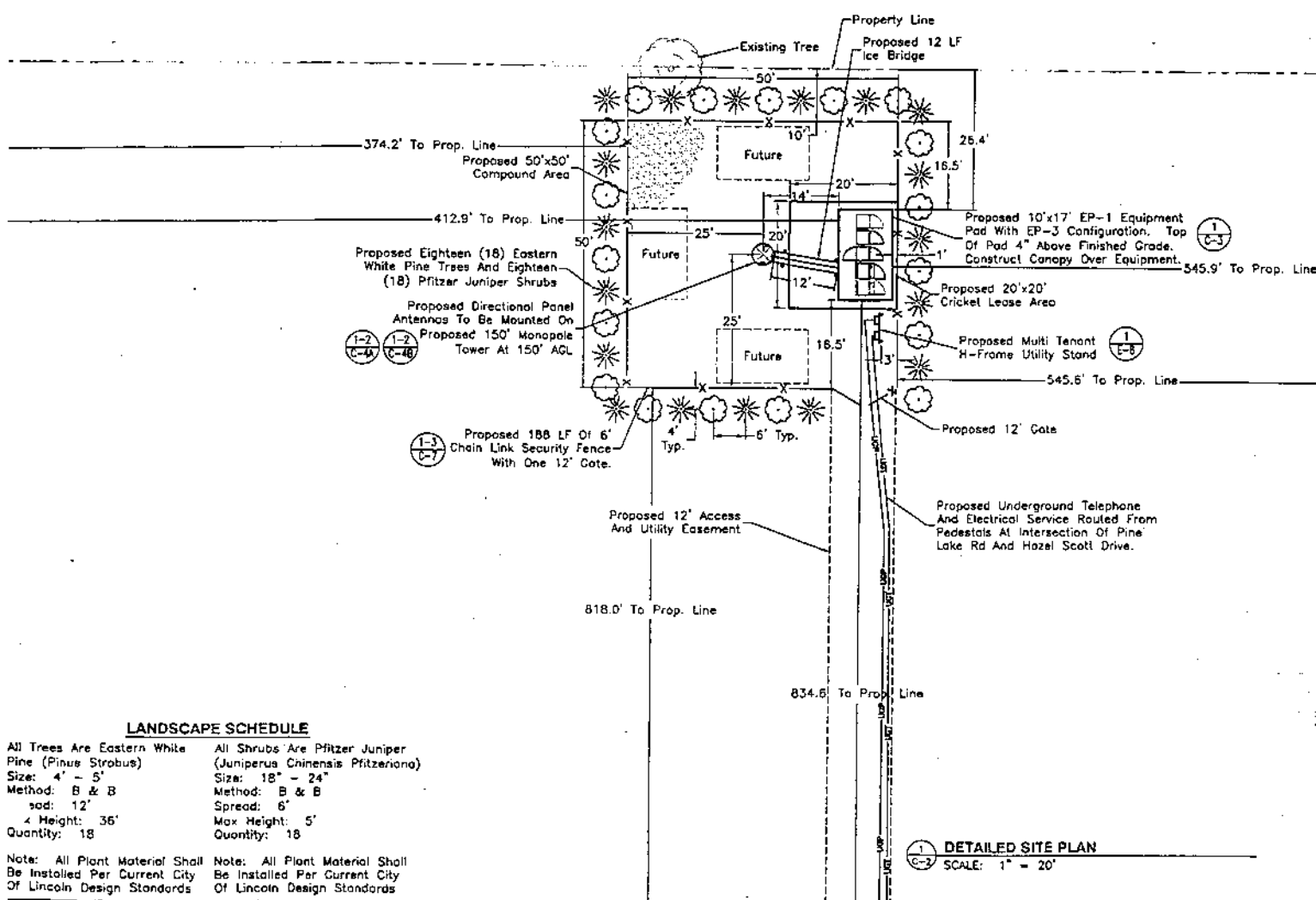
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PROJECT NO.  
LIN-023C

SITE NAME  
SOUTH POINTE  
PAVILLION

SHEET TITLE  
DETAILED SITE PLAN

SHEET NUMBER	REVISION
C-2	JOB NO.
	D1035.84



## LANDSCAPE SCHEDULE

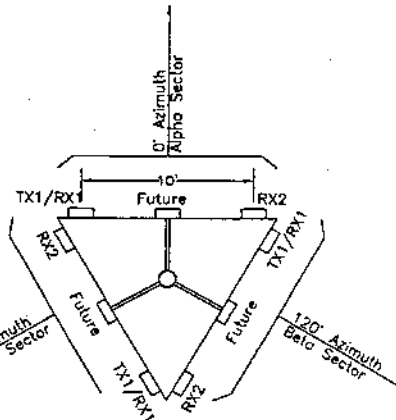
All Trees Are Eastern White Pine (Pinus Strobus) Size: 4' - 5' Method: B & B Sod: 12' 4 Height: 36' Quantity: 18	All Shrubs Are Pfitzer Juniper (Juniperus Chinensis Pfitzeriana) Size: 18" - 24" Method: B & B Spread: 6' Max Height: 5' Quantity: 18
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Note: All Plant Material Shall Be Installed Per Current City Of Lincoln Design Standards

1  
C-2 DETAILED SITE PLAN  
SCALE: 1" = 20'

SECTOR	AZIMUTH (TN)	AZIMUTH (MN)	ANT. HEIGHT (FEET)	DOWNTILT (DEGREE)	NUMBER OF ANTENNAS	ANTENNA MODEL NUMBER	CABLE LENGTH (FEET)	CABLE TYPE	COLOR CODE
1 (Alpha)	0	8	150	0	2	EMS RV-90-18-02	165	1 5/8"	TX1/RX1: Yellow Brown RX2: Yellow Yellow White
2 (Beta)	120	128	150	0	2	EMS RV-90-18-02	165	1 5/8"	TX1/RX1: Red Brown RX2: Red Red White
3 (Gamma)	240	248	150	0	2	EMS RV-90-18-02	165	1 5/8"	TX1/RX1: Green Brown RX2: Green Green White

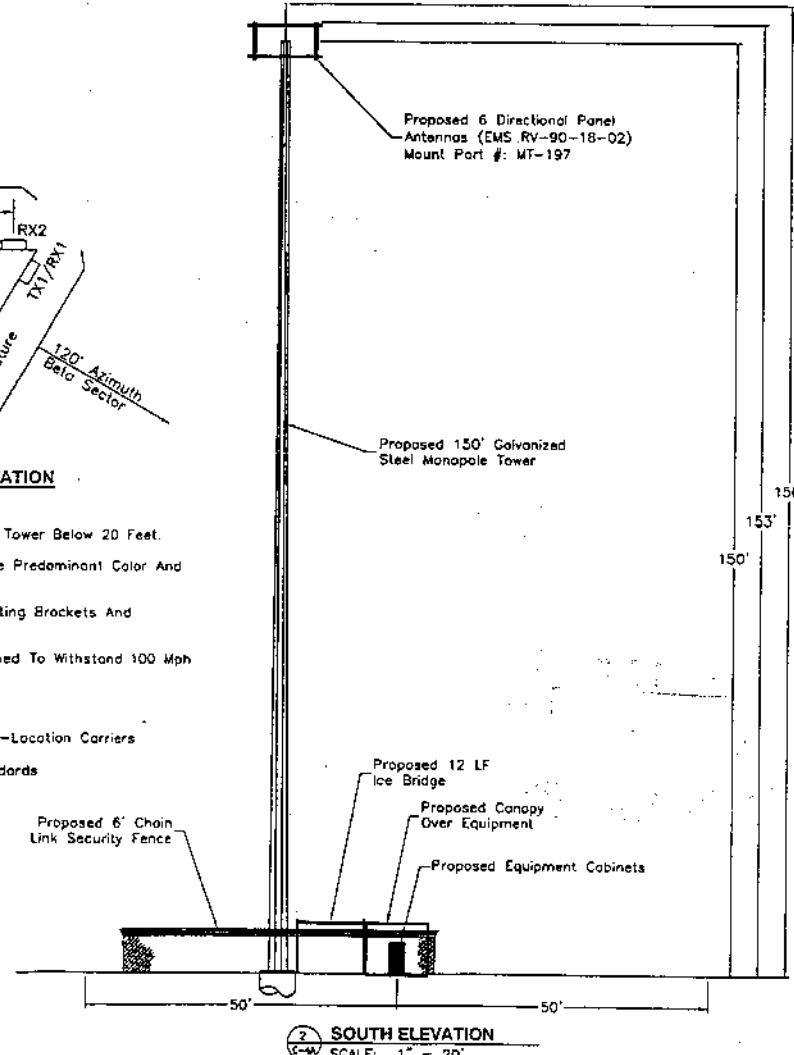
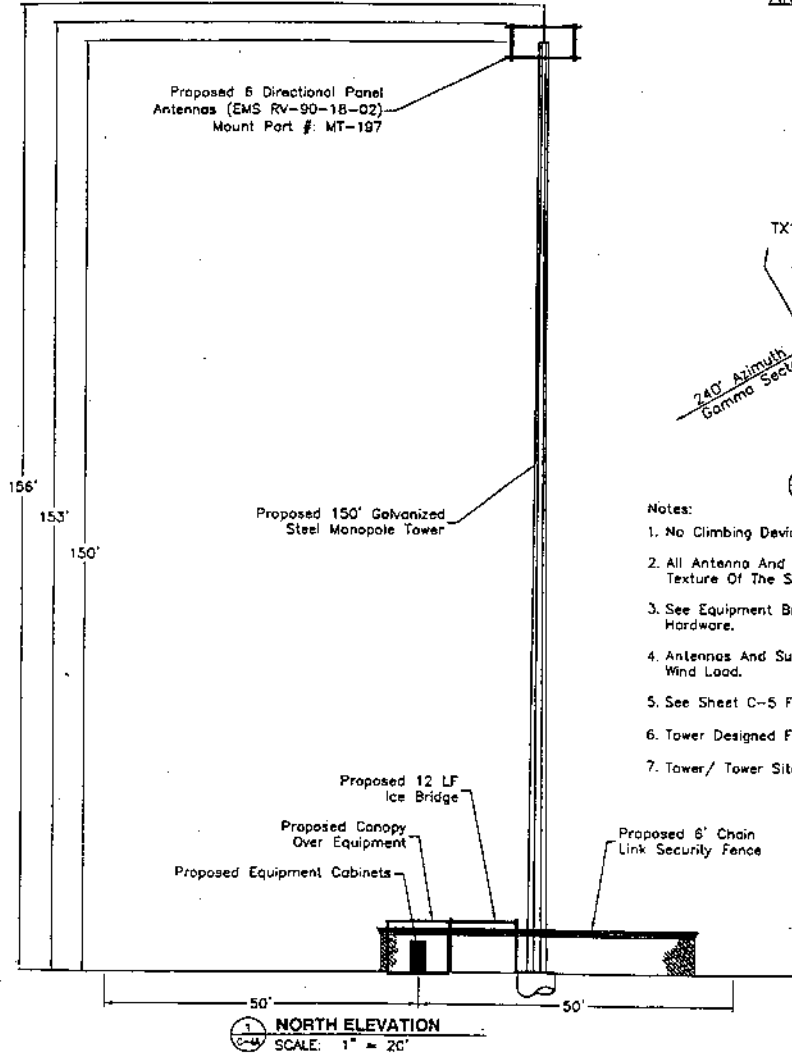
### ANTENNA SCHEDULE



### ANTENNA ORIENTATION SCALE: NTS

#### Notes:

1. No Climbing Devices Will Be Placed On The Tower Below 20 Feet.
2. All Antenna And Equipment Shall Match The Predominant Color And Texture Of The Site.
3. See Equipment Brochure For Antenna Mounting Brackets And Hardware.
4. Antennas And Support Structure Are Designed To Withstand 100 Mph Wind Load.
5. See Sheet C-5 For Grading.
6. Tower Designed For Three (3) Additional Co-Location Carriers
7. Tower/ Tower Site To Be Built To EIA Standards



**cricket**  
Comfortable Wireless  
100% GIG. 100% WHITE.  
DANNA, NE 06824

Lucent Technologies  
and their associates

**LAMP RYNARSON & ASSOCIATES INC.**

DRAWN BY: MAY  
CHECKED BY: JPB

SUBMITTALS		
DATE	DESCRIPTION	REV
10/20/01	ZONING	0

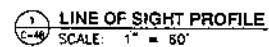
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10/20/01

PROJECT NO.  
LIN-023C  
SITE NAME  
SOUTH POINTE  
PAVILLION

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
C-4A  
REVISION  
JOB NO.  
01033.54

SHEET NUMBER	REVISION
C-4C	JOB NO.
	01036.04



**Cricket Site Lin-023**  
**Lincoln Memorial Park Cemetery**  
**6800 South 14<sup>th</sup> Street, Lincoln, Nebraska**

**Supplemental Application Discussion**

Cricket Nebraska Property Company ("Cricket") seeks a special permit to a height of 156 feet to construct a new monopole support structure, consisting of a 150 foot monopole and a 6 foot lightning rod (top height of 156 feet), on the grounds of Lincoln Park Memorial Cemetery, at 6800 South 14<sup>th</sup> Street in Lincoln. Cricket's ground equipment will be located inside a fenced 50' x 50' compound with the monopole in the center of the compound. This pole is collocatable and ground space is available for three additional carriers. This is a **sensitive** site.

The following information addresses the requirements contained of the ordinance and the Planning Department's Design Standards and General Requirements sections.

**I. 27.68.090 Application Requirements.**

**A. Pre-Application Conference and Fees**

A pre-application conference for the purpose of discussing application requirements, site specifics, plans for current and future facilities, and establishing the application fee was held between Brian Will of the Lincoln/Lancaster Planning Department, and Cricket representative Harvey Cooper.

**B. Plot Plan**

Attached to the application is the required Exhibit A plot plan of the lot and proposed uses, drawn to an accurate scale in accordance with the Design Standards. The plot plan includes:

1. A metes and bounds description of special permit area, including the tower, base station equipment, security barrier, and landscaping, referring to the legal description of the property including lot, block, subdivision, section, township, range. (Sheet C-1)
2. A Site Plan showing the following:
  - a. Tower, antenna, antenna support structure, building fencing buffering, access, etc. (Sheet C-2)
  - b. An engineer's scale so as to be legible
  - c. Lot lines (Sheet C-1)

- d. Lease area lines (Sheets C-1, C-2 & C-5)
- e. Dimensions of lease area (Sheets C-1, C-2 & C-5)
- f. Distances from lease area to property lines (Sheet C-2)
- g. Specific location and dimensions of all proposed structures and equipment (Sheets C-1 & C-2)
- h. Distance from all proposed structures and equipment within the lease area to the boundary of the lease area (Sheet C-2)
- i. Distance from all proposed structures and equipment within the lease area to the property lines (Sheets C-2 & C-5)
- j. Location of all existing structures on the property (Sheets C-1 & C-2). Note that the property is a cemetery covering a significant geographic area, and there are no existing nearby structures.
- k. Distance from the lease area to the existing structures (Sheets C1 & C-2). Note that the property is a cemetery covering a significant geographic area, and there are no existing nearby structures.
- l. If existing structure is within lease area, distance from proposed to existing structure. (N/A)
- m. Proposed security barrier, including type, extent and point of controlled entry (Sheets C-2, C-4A, C-4B, C-4C, C-5 & C-7).
- n. Indication of anti-climbing devices on the tower, or a notation that no climbing devices will be placed on the tower below 20 feet. (Sheet C-4A)
- o. Galvanized finish of tower. (Sheet C-4A)
- p. Lighting. None required
- q. Type and mounting of antennae (Sheets C-4A, C-4B & C-4C)
- r. Notation that antennae and support structure will be designed to withstand wind force of 100 mph (Sheet C-4A)
- s. Indication that antennae and support structure are safe, and will meet EIA standards. Structural detail for the proposed monopole will be provide when a tower vendor is selected. The monopole detail will be provided with the building permit application. The monopole will be constructed as a three-carrier pole.
- t. Location of all roads (Sheets C-1 & C-2)

- u. Location and dimensions of access to proposed facility (Sheet C-2)
- v. Location of existing trees and shrubs (Sheets C-1 & C-2).
- w. Location of other significant existing site features (Sheets C-1 & C-2)
- x. Proposed changes to the existing property including grading, vegetation removal, roads and driveways. (Sheets C-2 & C-5)
- y. Zoning of the site (Sheet C-1). The Site is zoned R1 Residential.
- z. Land uses of adjacent properties (Sheet C-1). The adjacent properties are zoned R1 Residential and P Public.
- aa. Ground space for two future carriers' equipment, if applicable. (Sheets C-2 & C-5)
- bb. Space on support structure for two future carriers' antennas. The monopole will be built to accommodate two additional carriers.
- cc. Flood plain information, including elevation of platform, generator, and fuel tank, and a notation that the tower will be designed to prevent collapse or lateral movement in the event of a flood, constructed with materials and utility equipment resistant to flood damage, and constructed by methods and practices that minimize flood damage. (Sheet C-1)
- dd. Elevations:
  - 1) Dimensioned and to scale in NAVD 88
  - 2) From north, south, east, and west (Sheets C-4A, C-4B & C-4C)
  - 3) From all existing public and private roads that serve the property. (Sheet C-4C)
  - 4) For a 50-foot radius around the proposed facility. (Sheets C-4A, C-4B)
  - 5) Showing:
    - a) antennas, mounts, equipment enclosures, security barrier, platforms, cable runs, other construction or development with elevation dimensions to the highest point (Sheets C-2, C-4A, C-4B, C-5 & C-7)

- (1) If the security barrier blocks views of the facility, it should be cut away to show the view behind the barrier. (Sheets C-4A, C-4B)
  - b) all existing structures on the property. (Sheets C-4A, C-4B)
  - c) existing Trees and shrubs at current height. (N/A)
  - d) proposed trees and shrubs, with approximate heights and time of installation dimensioned. (N/A)
  - e) grade changes, or cuts and fills, to be shown as original and new grade lines with foot contours above mean sea level. (Sheets C-5, C-6)
- C. Photographic simulations from a design professional are included in Tab F. They depict the site before and as it will appear after construction from several vantage points 300 feet from the pole, including the nearest residential areas and heavily trafficked intersections.

## II. Location Preference

The proposed facility is a **Sensitive Site** as defined in Section 27.68.080: Location Preferences. This is a new monopole.

Cricket did try to obtain other sites within the search ring which had potentially less impact than the proposed location. Each site was eliminated for the reasons discussed below. See Tab G.

- A. Whether any preferred location sites is located within the service area of the proposed personal wireless service facility:
  - 1. **LES substation tower, 7420 South 27<sup>th</sup> Street.** The existing tower is 150 feet tall, and is full. There currently are three carriers on the pole, at 148, 130 and 110 feet. Cricket proposed going on the pole at 90 feet. A structural analysis was performed to factor in the weight and design of Cricket's equipment. The analysis concluded that the tower would not support the weight of Cricket's equipment. See Tab Q. Cricket requested LES to consider allowing Cricket to rebuild or install a second tower. Jim Manel and Steve Hanks, LES representatives, rejected this proposal. LES



encountered significant adverse public reaction when it constructed the existing tower.

2. **Alltel Tower, 5707 South 27<sup>th</sup> Street.** This location is too close to Cricket site Lin-021, at Star City Shores, 27<sup>th</sup> and Old Cheney Road. Placing the proposed site there will interfere with the Star City Shores site because of its close proximity, and will not provide the desired service coverage in the area requested herein.
3. **Hazel Scott Middle School at Pine Lake Road and Hazel Scott Drive.** The location considered was by the northeast corner of the school building or in the grassy area between the parking lot and Ridge Road. Both of these locations as well as other parts of the school grounds would have significantly more impact to the nearby residential areas than the proposed site. Residential property is 315 feet from the school, compared to the nearest residential housing at the proposed cemetery site being 966 feet away. Moreover, because the school's elevation is 38 feet lower than the proposed site, the monopole would need to be 190 feet tall, further impacting nearby residential housing. (See Additional Photographs of Site and Nearby School, Tab N)

There are no limited preference sites within a half mile of the proposed site. Nevertheless Cricket considered and rejected the following sites a mile away in the vicinity of 27<sup>th</sup> Street and Pine Lake Road:

1. **South Pointe Pavilion Shopping Center, 27<sup>th</sup> Street and Pine Lake Road.** The location has insufficient ground space and is too close to abuts a residential area. The proposed tower is too tall and out of character with the area. Additionally, the abutting residential neighborhoods are in close proximity to and have a clear view of this location:
  - a. **Perimeter Road**
    1. 201 feet south of houses;
    2. 264 feet west of houses; and
    3. 477 feet north of houses across Pine Lake Road.

See Tab R.

2. **ShopKo Center, 27<sup>th</sup> Street and Pine Lake Road.** The location has insufficient ground space and is too close to and abuts R-1 zoning and an existing residential area. The proposed tower is too tall and out of character with the area. Additionally, residential uses are in close proximity to and have a clear view of this location:
  - a. Southwest Corner:
    1. 999 feet east of Hazel Scott Middle School;
    2. 1,149 feet southeast of houses;
    3. 1,707 feet south of houses; and
    4. 756 feet northeast of apartments.
  - b. Northwest Corner:
    1. 1,086 feet east of Hazel Scott Middle School;
    2. 966 feet southeast of houses; and
    3. 1,356 feet south of houses.

See Tab R.

Cricket, before choosing the proposed site, also looked at the four story Union Bank building in the Northeast corner of the ShopKo Center (6801 S. 27<sup>th</sup> Street), and rejected the location because it was considerably lower than the designed antenna height for Cricket's system design. The Radio Frequency engineers determined that a four story building would require a considerable extension, of probably 50 or 60 feet. Cricket searched unsuccessfully for another location for a 20 foot height in the 27th and Pine Lake Road area. Cricket then moved west and located the current proposed site, which required a higher height of 150 feet.

3. **South Ridge Crossing Shopping Center, 27<sup>th</sup> Street and Pine Lake Road.** The location has insufficient ground space and is too close to abuts a residential area. The proposed tower is too tall and out of character with the area. Additionally, residential zoning abuts the west side of the shopping center, and the following other uses are in close proximity to and have a clear view of this location:
  - a. 651 feet east of apartments; and
  - b. 1,368 feet southeast of Hazel Scott Middle School.

See Tab R.

In contrast, the **proposed cemetery site** is located in proximity to the following uses:

- a. 801 feet north of Pine Lake Road;
- b. 1,059 feet south of nearest house;
- c. 732 feet northwest of Hazel Scott Middle School (nearest point of building); and
- d. 300 feet west of bend in Hazel Scott Drive

Moreover, the houses to the north will not have a clear view of the site, as a tree line between the site and the houses obstructs the view of the site. Additional plantings will further obstruct the view.

- B. What good faith efforts and measures were taken to investigate each of these preferred location sites and why such efforts were unsuccessful:

See Section II. A. above.

- C. Why the use of a preferred location site is not technologically, legally or economically feasible:

See Section II.A. above.

- D. How and why the proposed site is required to meet service demands for the proposed facility and citywide network:

See attached Radio Frequency Engineering analysis and discussion of the coverage requirements in Tab C. The proposed site is necessary to meet the rapidly growing demand for wireless service in Lincoln. Cricket is building a new wireless network covering the City. This site is part of the comprehensive group of cells needed for this project. In particular this site will service the area in and around Pine Lake Road from 10<sup>th</sup> Street to 33rd Street between Old Cheney Road and Yankee Hill Road. Radio Frequency coverage plots demonstrating the geographic area with and without the site are attached, as is a letter from a Cricket's Radio Frequency Engineer comprehensively explaining the need for the site.

Site Name	S. Points Pavillion
Site Number	LIN-023

Issue Date:	12/4/00
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Radius of Search Ring (mi)	0.25	Reference Map	MapInfo v. 6.0
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Center of Search Ring:

Deg	Min	Sec
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Search Area Location (directions)

Latitude	40	44	50 N
Longitude	95	40	56.3 W

7430 S. 27th Street: (SPCS OM: 13XC411)

### Coverage objective

### 4.2.2 Residential area

Proposed site configuration:

Sector	RCL	Azim	Antenna	Mount
1	120	140	RV90-18-02_P	Tower
2	120	240	RV90-18-02_P	Tower
3	120	350	RV90-18-02_P	Tower



Re: RF Engineering Evaluation for Cell

TO WHOM IT MAY CONCERN:

The purpose of this letter is to evaluate the need, from a RF viewpoint, for the cell LIN-023. This site is needed to provide coverage on St. Point Pavilion and all the residential areas located surrounding this location. It will also provide Handoff along South 27<sup>th</sup> St., South 40<sup>th</sup> St., Old Cheney Rd., Yankee Hill Rd. and the all the connecting roads. Without this cell, users of the Cricket system will experience dropped calls and will not be able to initiate a CDMA call in this area. This site will be used for continuing coverage by allowing for handoffs from site LIN-017, LIN-021, LIN-022 and LIN-024 (See attached site map on Exhibit "C"). A lower height may provide only limited coverage in this area and would impair handoff to the rest of the system. Lowering the height would also increase the chance of additional sites in the future.

The only suitable facility that would allow the service to be provided to the proposed coverage area is the construction of a new pole at the Lincoln Memorial Park Cemetery located at 6800 S 14<sup>th</sup> St.. This location has been evaluated and is the better and more logical choice for the performance of the Cricket System.

The map attached hereto Exhibit "A" shows the coverage with the proposed Cell LIN-023. The map attached hereto Exhibit "B" shows the coverage without the proposed Site. Each color in these plots indicate a coverage level as follows:

- Green: Urban In-building coverage.
- Yellow: Commercial Industrial In-building coverage.
- Red: Suburban In-building coverage.
- Blue: Suburban In-vehicle coverage.
- Magenta: Rural In-vehicle coverage.
- Grey: Street coverage.

The undersigned is a Radio-Frequency engineer and is employed as the lead engineer by Lucent Technologies for the build out of Lincoln CDMA Network. In the event that you have any comments or questions please contact the undersigned.

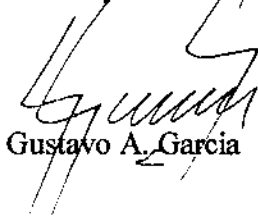
  
Gustavo A. Garcia

Exhibit B. LIN-023. Coverage without the site.

